

July 23, 2003 BS



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SR0270

Bonnie L. Nuckoles

Dale Magisterial District
6709 Old Zion Hill Road

REQUEST: Renewal of Manufactured Home Permit 96SR0137 to park a manufactured home in a Residential (R-7) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. This request is for renewal of a previously approved manufactured home permit.
- B. This request will not have an adverse impact on the character of this residential area.

CONDITIONS

- 1. The applicant shall be the owner and occupant of the manufactured home.
- 2. Manufactured home permit shall be granted for a period not to exceed seven (7) years from date of approval.
- 3. No lot or parcel may be rented or leased for use as a manufactured home site nor shall any manufactured home be used for rental property.
- 4. No additional permanent-type living space may be added onto a manufactured home. All manufactured homes shall be skirted but shall not be placed on a permanent foundation.

GENERAL INFORMATION

Location:

Property is located at 6709 Old Zion Hill Road. Tax ID 772-679-0220 (Sheet 17).

Existing Zoning:

R-7

Size:

.438 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-7; Residential
South - R-7; Residential
East - R-7; Residential
West - R-7; Vacant

Utilities:

Private well and public sewer

General Plan:

(Central Area Land Use and Transportation Plan)

Residential
(1.0 to 2.5 units per acre)

DISCUSSION

The applicant is requesting renewal of Manufactured Home Permit 96SR0137 to park a manufactured home in a Residential (R-7) District. The first permit was issued on October 26, 1988.

The manufactured home is located on property belonging to the applicant's mother, Dorothy Overacre.

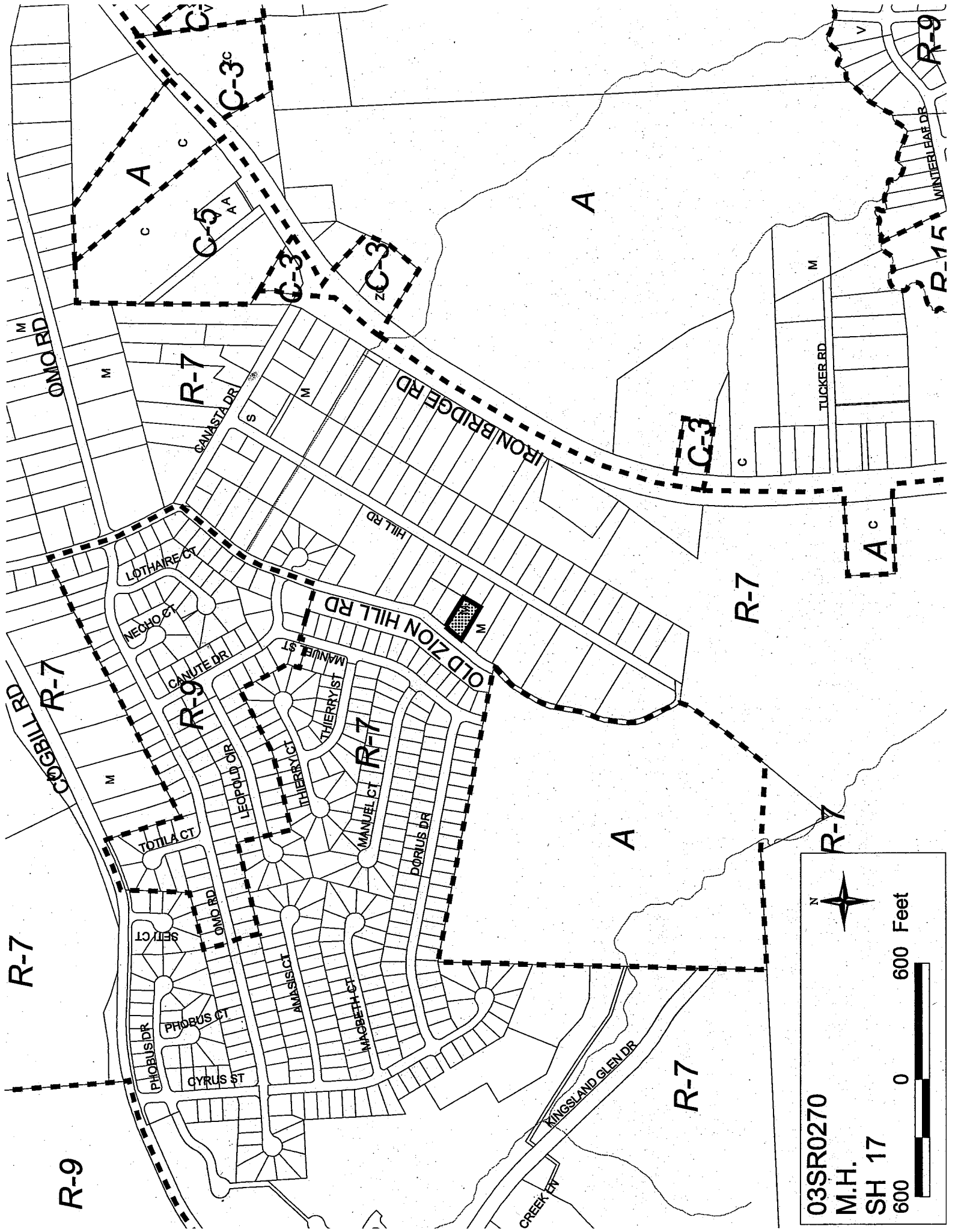
The property is served by private well and public sewer.

The Health Department has reported there are no environmental health hazards in existence.

This request, which is for seven (7) years, appears to be in character with the neighborhood at the present time. The manufactured home is located in an area designated by the Central Area Land Use and Transportation Plan for residential use. Adjacent properties are zoned Residential (R-7). Development in this area has started and gives the neighborhood a stable residential character. If this were a new request, staff would recommend denial, however, since this manufactured home has been parked on the subject property since the 1980's, staff would recommend approval subject to the aforementioned conditions.


Because of the potential for future development in this area, staff believes that the Board should advise the applicant to look upon this request as a temporary dwelling, if approved, it may or may not necessarily be renewed.

Staff recommends approval of this request for seven (7) years, subject to Conditions 1 through 4, as noted herein.



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M.H.
SH 17
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